



**MINUTES OF SPECIAL JOINT MEETING OF THE
CITY COUNCIL/REDEVELOPMENT AGENCY
OF THE CITY OF HAYWARD
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, January 11, 2005, 8:00 p.m.**

MEETING

The Special Joint City Council/Redevelopment Agency Meeting was called to order by Mayor/Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council/RA Member Henson.

ROLL CALL

Present: COUNCIL/RA MEMBERS Jimenez, Quirk, Halliday, Ward, Dowling, Henson
MAYOR/CHAIR Cooper
Absent: COUNCIL/RA MEMBERS None

PRESENTATION: Business Award

The City of Hayward presented the Business Recognition Award for January 2005 to Fremont Bank for their recent expansion in Hayward and for providing many job opportunities to Hayward residents.

Founded in 1964, Fremont Bank is one of the oldest, independently owned banks in San Francisco Bay Area. Fremont Bank opened a new branch on Industrial Parkway West in Hayward on August 2, 2004. The Hayward Branch is the newest of 24 branches of Fremont Bank. In addition to the Hayward Branch, Fremont Bank has had an Operations Center on Clawiter Road in Hayward since 1999. At this center, 300 employees perform over 18 bank functions.

For the contributions Fremont Bank has made by: opening a new Branch in Hayward, being an industry leader, and strengthening the vitality and economic well-being of the community, the City of Hayward presented Fremont Bank with the Business Recognition Award for January 2005. Mr. Craig Judy, Commercial Business Relationship Manager for the new Hayward Office, accepted the award on behalf of Fremont Bank. Mr. Judy thanked the Council for this award and commented that Fremont Bank is committed to contributing to Hayward and spoke favorably on the improvements in the downtown as well as in other neighborhoods in this community.

PUBLIC COMMENTS

Tony Solorio distributed information on the grand opening of his taqueria and invited all to attend. He thanked the Council for assisting him in this endeavor. Lastly, he urged a yes vote on renaming the fire station.

Mayor Cooper commented favorably on his building.

Samuel Tavaka spoke on behalf of his wife and daughter, Tami and Ali. He submitted a statement regarding the La Vista Quarry as he resides just 275 feet from the smoke stacks of the quarry production area. He showed photos and expressed his concerns on the hazards of the road that is

traversed by quarry trucks and was concerned for the safety of those who walk on it. He commented on the offer that was made to him by the quarry owner and asked about the annexation process.

City Manager Armas explained and provided information related to the abeyance of the quarry application and the annexation proceedings until March, 2005.

CONSENT

1. Approval of Minutes of the Special Joint City Council/Redevelopment Agency Meeting of December 21, 2004

It was moved by Council/RA Member Ward, seconded by Council/RA Member Jimenez, and carried unanimously, to approve the minutes of the Special Joint City Council/Redevelopment Meeting of December 21, 2004.

2. Water Pollution Control Facility Improvements, Phase I - Approval of Plans and Specifications and Call for Bids

Staff report submitted by Deputy Director of Public Works, Alex Ameri, dated January 11, 2005, was filed.

It was moved by Council Member Ward, seconded by Council Member Jimenez, and carried unanimously, to adopt the following:

Resolution 05-001, "Resolution Approving Plans and Specifications for the Water Pollution Control Facility Improvements – Phase I Project, Project No. 7158 and Call for Bids"

Resolution 05-002, "Resolution Authorizing the City Manager to File an Application to the State Water Resources Control Board for a State Revolving Fund Loan to Construct the Water Pollution Control Facility Improvements Phase I Project, Project No. 7158 and Execute the Loan Agreement"

LEGISLATIVE BUSINESS

3. Authorization to Proceed with General Plan Amendment for Mobile Home Parks

Staff report submitted by Senior Planner Calame, dated January 11, 2005, was filed.

Senior Planner Calame reported that this is in response to discussions related to mobile home parks and their potential closures. He reported that the parks are an integral component of the City's housing stock by providing housing that is affordable to seniors. Staff is seeking authorization from the Council to proceed as discussed in the staff report that will provide a distinct land use designation on the General Plan Land Use Map for mobile home parks. He reported that most of the mobile home parks have a zoning designation of medium density, which allows other residential units that are not mobile



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home parks. He discussed the timeframe for the changes noting that this will be considered by the Planning Commission.

Council Member Jimenez stated that this was an excellent staff report.

Council Member Ward inquired on the limits by law for General Plan Amendments and any forthcoming land proposals. It was noted that the limit is four amendments per calendar year. Council Member Ward stated that it is imperative that Council make this decision to proceed as it provides an additional sense of security to the residents of the mobile home park community. He also commended staff for the report.

Council Member Halliday asked how this General Plan component would protect mobile home parks and prevent conversions of such. She asked for a comparison to the zoning map designations.

Senior Planner Calame discussed several density types that would be consistent with the mobile home park and indicated that any future changes would require the General Plan amendment process. He emphasized that staff feels that existing language in the General Plan supports this, but is willing to incorporate changes as an amendment.

Council Member Henson commented that this is relevant to all of the mobile home parks. He asked whether a decision can be considered after the Continental Mobile Home Park closure.

City Attorney O'Toole stated that a formal notice of closing has not been issued by the owners of the Continental Mobile Home Park. He was confident in making the general plan consistent.

Mayor Cooper opened the public hearing at 8:30 p.m.

Milan Dobro, a resident of a mobile home park since 1982, commented favorably on the direction to staff. He referred to rumors of park closures. He also commented on the locations of mobile home parks that were situated near industrial areas and railroads and the residents have tolerated their discomforts.

Mayor Cooper closed the public hearing at 8:34 p.m.

It was moved by Council Member Jimenez, seconded by Council Member Ward, and unanimously carried to authorize staff to proceed with the preparation of a General Plan amendment relative to mobile home parks.

4. Adoption of the Annual Report of the Redevelopment Agency for FY 2003-04

Staff report submitted by Redevelopment Director Bartlett, dated January 11, 2005, was filed.

Redevelopment Director Bartlett highlighted the Agency's Annual Report. She reported this year's total tax increment revenues and the Agency's expenditures, which included the Educational Revenue Augmentation Fund (ERAF) payment. She also noted expenditures in support of the Agency's capital assets and the bond issuance.

Redevelopment Director Bartlett responded to Council questions related to new development in the downtown and the sale of the B Street Marketplace, total acreage. In regards to the Renaissance Walk project, units will begin to sell by the end of April. The sale of the Marketplace will be reported in the next Annual Report. She referred to the narrative in the Report and described the low and moderate income housing fund activities and projects.

In response to Council/RA Member Halliday's question, City Manager/Executive Director Armas explained that it is more economic to have City funds loan internally to the Redevelopment Agency with established repayment schedules. He noted that a number of the loans have been retired and others in a few years.

For the benefit of the public, Council/RA Member Jimenez asked about the Statement of Indebtedness. Redevelopment Director Bartlett noted that this statement must be filed with the County. This is the basis for the Agency to show financial activity in order to be eligible to receive the property tax revenue.

Mayor/Chair Cooper opened and closed the public hearing at 8:42 p.m.

It was moved by Council/RA Member Jimenez, seconded by Council/RA Member Ward, and carried unanimously, to adopt the following:

Resolution 05-003, "Resolution Adopting the Annual Report of Redevelopment Agency Activities for Fiscal Year 2003-04"

RA Resolution 05-01, "Resolution Adopting the Annual Report of Redevelopment Agency Activities for Fiscal Year 2003-04"

5. Consideration of Renaming Fire Station No. 1 the Matt Jimenez Station House # 1

Council Report submitted by Council Member Olden Henson, dated January 11, 2005, was filed.

Council Member Henson recommended his proposal to name Fire Station #1, the Matt Jimenez Station House #1 in honor of Council Member Jimenez. He indicated that this is a rare opportunity to honor someone who is a long-standing public servant with over fifty years of community service as a firefighter, fire chief and as a Council Member. He continued that Council Member Jimenez's service also includes President of the International Association of Fire Chiefs. He felt that this met the City's policy to honor one with extraordinary service to the community. From the archives of the National League of Cities and the International Association of Fire Chiefs, he discovered that Council Member Jimenez was instrumental in initiating sprinkler system regulations and other fire safety policies



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throughout the country and internationally, which is why he is sometimes known as the "Fire Chief of the World."

Council Member Henson emphasized that this honor is long overdue. He reported that he has formed a committee that will assist in fundraising to defray the costs involvement with the dedication. Lastly, he asked that since this is a unique dedication, that the ceremony be held on May 5, 2005, which is a unique date and the celebration of Cinco de Mayo.

Mayor Cooper exercised her Council Prerogative to continue this item for one week so that staff can provide the Council with the naming of public buildings policy, and for consideration of amendments to the policy by Council.

COUNCIL REPORTS

There were no Council items.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 8:52 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward
Chair, Redevelopment Agency

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency